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12 LAS VEGAS DEVELOPMENT GROUP, LLC

UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

* * *

11 BANK OF AMERICA, N.A.,)
12)
13 Plaintiff,) Case No. 2:16-cv-00402-RFB-DJA
14 vs.)
15)
16 FOOTHILLS AT SOUTHERN HIGHLANDS)
17 HOMEOWNERS ASSOCIATION; LAS)
VEGAS DEVELOPMENT GROUP, LLC;)
ABSOLUTE COLLECTION SERVICES, LLC,)
Defendants.)

STIPULATION TO SUBSTITUTE PARTIES

20 COMES NOW Defendants, LAS VEGAS DEVELOPMENT GROUP, LLC (“*LVDG*”);
21 ABSOLUTE COLLECTION SERVICES, LLC (“*ACS*”); and FOOTHILLS AT SOUTHERN
22 HIGHLANDS (“*HOA*”); Plaintiff, BANK OF AMERICA, N.A. (“*BANA*”); and proposed
23 Defendant, AIRMOTIVE INVESTMENTS, LLC (“*Airmotive*”), by and through their
undersigned counsel, and hereby stipulate and agree as follows:

1. On February 26, 2016, BANA filed this action seeking various relief related to a
25 deed of trust recorded against real property commonly known as 10691 San
26 Palatina Street, Las Vegas, Nevada 89141 (“*the “Property”*”) and a homeowners
27 association lien foreclosure sale related thereto which was conducted by ACS on

1 behalf of HOA.

2 2. HOA presented the prevailing bid at the HOA's foreclosure sale and thereby
3 acquired title to the Property before subsequently selling it to LVDG.

4 3. At the time the Plaintiff filed this action, LVDG was the record title holder of the
5 Property.

6 4. LVDG subsequently transferred and conveyed its interest in the Property to
7 Airmotive on or about December 16, 2016, by way of a Grant Deed recorded in
8 the office of the Clark County Recorder on January 5, 2017, as Instrument No.
9 20170105:02765.

10 5. Airmotive is currently the record title holder of the Property.

11 6. LVDG no longer claims any right, title or interest in the Property.

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1 7. Airmotive shall be substituted as a defendant in this action as the real party in
2 interest in the place and stead of LVDG. LVDG shall be dismissed from this
3 action without prejudice. All claims and defenses asserted by and against LVDG
4 in this action shall be deemed to equally apply to Airmotive and the case caption
5 shall be appropriately amended.

6 Dated this 28th day of August, 2019.

7 ROGER P. CROTEAU &
8 ASSOCIATES, LTD.

AKERMAN, LLP

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17 **Las Vegas Development Group, LLC and**
18 **Airmotive Investments, LLC**

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19 ABSOLUTE COLLECTION
20 SERVICES, LLC

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23 **IT IS SO ORDERED.**

24 By: 
25 RICHARD F. BOULWARE, II
26 United States District Judge
27 Dated: September 5, 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of August, 2019, I served via the United States District Court CM/ECF electronic filing system, the foregoing **STIPULATION TO SUBSTITUTE PARTIES** to the following parties:

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